

Proposed Amendments to the Lincoln Center Redevelopment Plan for the Lincoln Flats/Bank of the West Redevelopment Project

Section III

Lincoln Flats/Bank of the West Redevelopment Project

The Lincoln Flats/Bank of the West Redevelopment Project area, located between 13th and 14th Streets and O and P Streets in Downtown Lincoln, includes lots 10 and 11 of Block 39, Original Plat, and lot 6 and Outlot A of the University Square Addition, and adjacent right-of-way to the center lines of N 13th Street and O Street, as shown on Exhibit IV-149. The goal of this project is to strengthen Downtown as a 24-hour livable community by creating new residential opportunities in the redevelopment of an existing underutilized building into mixed-use residential building with commercial on the first floor. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln. City support may include the construction of project related public improvements and related streetscape amenities.

Section IV

S. Lincoln Flats/Bank of the West Redevelopment Project

Revitalization Project Description

The Lincoln Flats/Bank of the West Redevelopment Project area, located between 13th and 14th Streets and O and P Streets in Downtown Lincoln, includes lots 10 and 11 of Block 39, Original Plat, and lot 6 and Outlot A of the University Square Addition, and adjacent right-of-way to the center lines of N 13th Street and O Street, as shown on Exhibit IV-149.

The goal of this project is to strengthen Downtown as a 24-hour livable community by creating new residential opportunities in the redevelopment of an existing underutilized building into mixed-use residential building with commercial on the first floor. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and are intended to support private sector commercial and residential development in this redevelopment area. Publicly funded redevelopment activities may include the construction of project related public improvements and related streetscape amenities. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III. The redevelopment project addresses these goals by accomplishing the following:

- encouraging private redevelopment in and enhancing the architectural character of Downtown Lincoln;
- utilizing an underdeveloped lot;
- encouraging development of mixed-use projects that attract and maintain commercial activity and residential developments in Downtown;

- integrating streetscape and landscape improvements in the project area with existing public and private amenities;
- enhancing the area's pedestrian-friendly, street-level orientation.

Statutory elements

Currently, there are no plans to acquire, relocate, demolish, or dispose of real property. Should any of these occur, the City will follow policy outlined in the Plan. Neither land coverage nor building density will be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project. Pedestrian elements will be enhanced in the adjacent east-west alley.

There are no residential units within the proposed project boundaries. The existing land use in the project area is commercial (see Exhibit IV-150). The redevelopment of the building will result in the addition of approximately 24, one- to two-bedroom housing units in the project area. The resulting land use will be mixed-use, with first-floor commercial and the remaining second through six floors being residential (see Exhibit IV-151).

Parking in the adjacent area includes the 437-stall University Square public garage. The developer is working with the Urban Development Department to rededicate on-site parking for the 24 units as part of an existing agreement. Various on-street parking configurations surround the project area block.

The area is located within the downtown B-4 business zone that allows for a wide range of uses including the mixed-use developments that are being proposed. Zoning will remain unchanged as a result of this project.

New infrastructure improvements may include the reconstruction of the adjacent alley to enhance the pedestrian experience north of the redeveloped building as well as other public enhancements within the project area.

Proposed Costs and Financing

The estimated total cost to implement this mixed-use redevelopment is approximately \$5.8 million, including approximately \$595,000 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private developments within the project area, and Capital Improvement Program funding.

Public investment may assist in the design and construction of the adjacent east-west alley, including façade enhancements, pavement improvements, traffic bollards, lighting, landscape enhancements, benches, etc.; utility improvements; other right-of-way and parking improvements; and, other façade enhancements.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

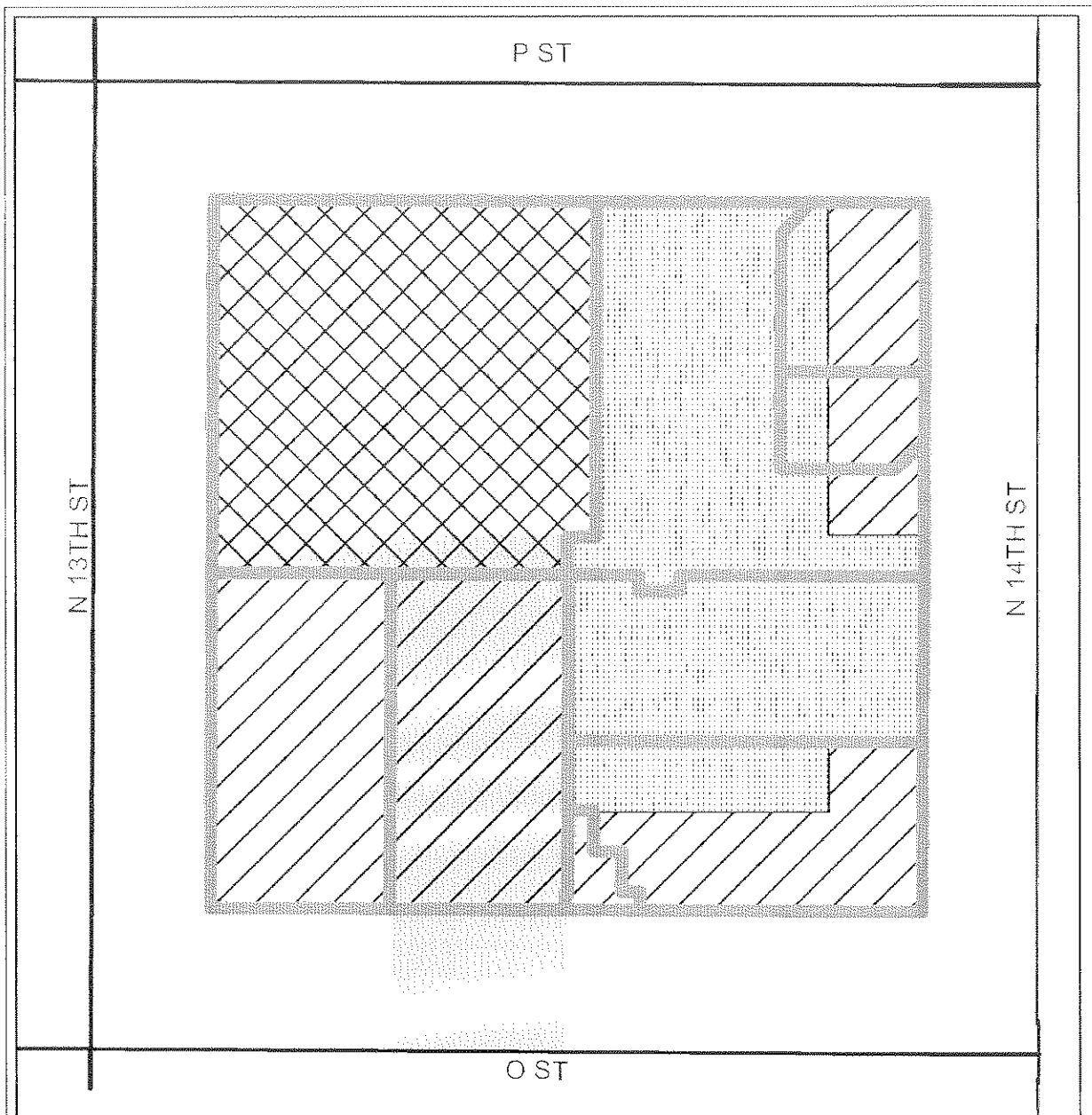
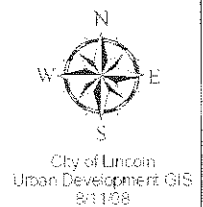
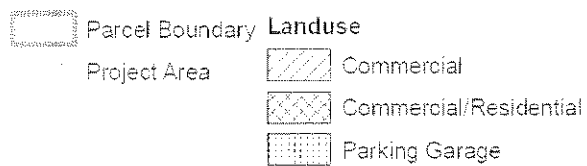


Exhibit IV-150 - Existing Landuse **Lincoln Flats/BOTW Redevelopment Project**



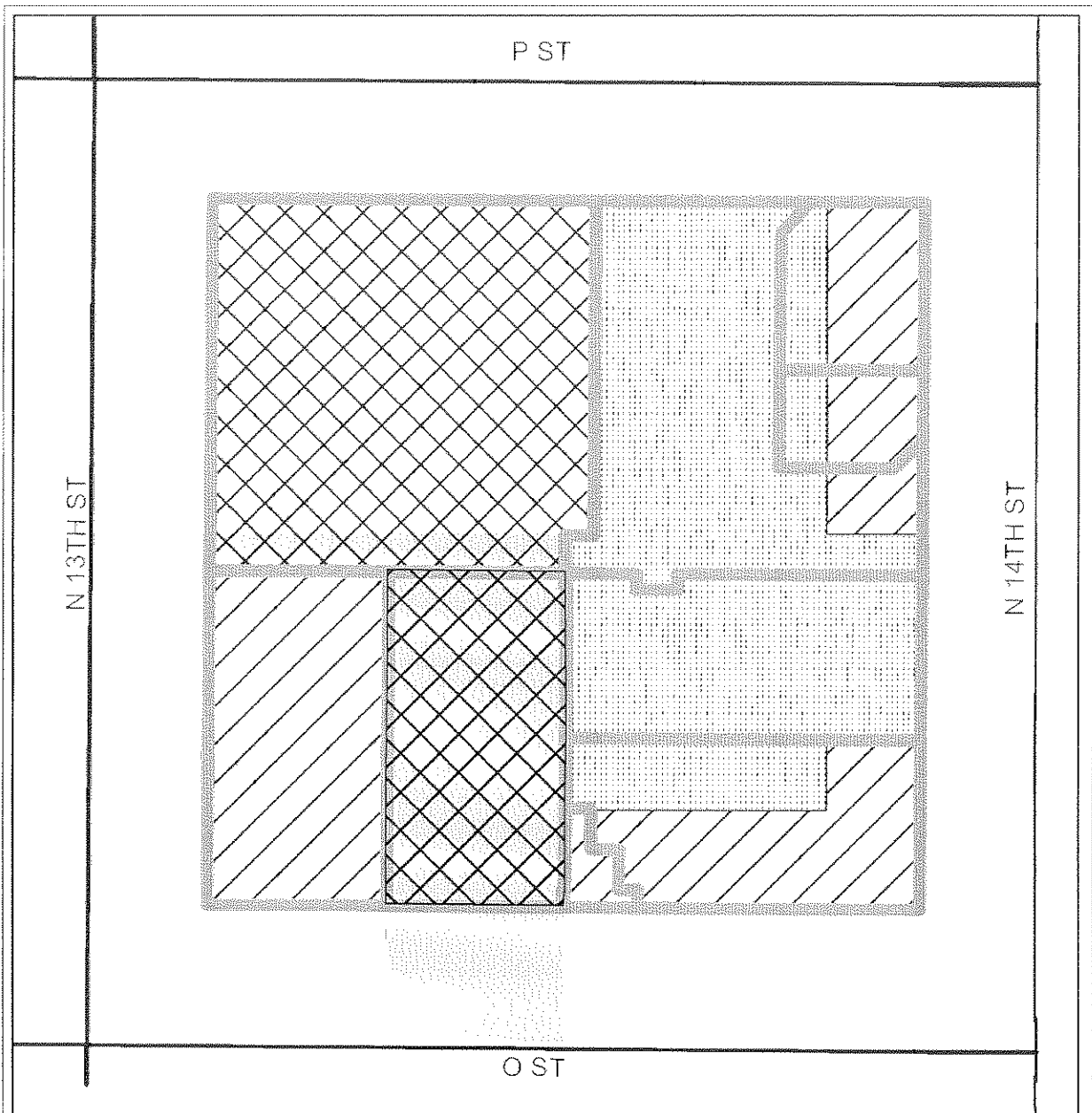
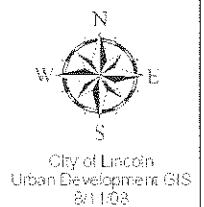
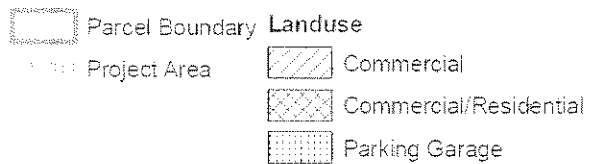


Exhibit IV-151 - Future Landuse **Lincoln Flats/BOTW Redevelopment Project**





ATTACHMENT "B"

Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroil, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

August 29, 2008


TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 08023**
(Proposed amendment to the Lincoln Center Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08023**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment is for the "Lincoln Flats/Bank of the West Redevelopment Project" to redevelop an existing under-utilized building into a mixed-use residential building with commercial on the first floor. The Project Area, located between 13th and 14th Streets and "O" and "P" Streets, includes Lots 10 and 11 of Block 39, Original Plat, and Lot 6 and Outlot A of the University Square Addition, and adjacent right-of-way to the center lines of North 13th Street and "O" Street. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A copy of the proposed amendment is attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, September 10, 2008**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or tcajka@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, September 4, 2008, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Downtown Lincoln Association

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Urban Development

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Lancaster County Board of Commissioners

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President
Southeast Community College
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Chief Assistant City Attorney

Terry Uland
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Hallie Salem
Urban Development

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Lincoln Public Schools
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Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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Lincoln, NE 68588

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Norm Agena
County Assessor

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ATTACHMENT "D"

Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

September 19, 2008

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: Amendment to the Lincoln Center Redevelopment Plan
(Lincoln Flats/Bank of the West Redevelopment Project - 13th to 14th, O to P Streets)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, October 6, 2008, at 1:30 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment is for the "Lincoln Flats/Bank of the West Redevelopment Project" to redevelop an existing under-utilized building into a mixed-use residential building with commercial on the first floor. The Project Area, located between 13th and 14th Streets and "O" and "P" Streets, includes Lots 10 and 11 of Block 39, Original Plat, and Lot 6 and Outlot A of the University Square Addition, and adjacent right-of-way to the center lines of North 13th Street and "O" Street. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. You were previously provided with a map and a copy of the proposed amendment.

On September 10, 2008, the Lincoln City-Lancaster County Planning Commission voted 7-0 to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08023).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (441-5662 or tcajka@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on September 29, 2008, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, September 25, 2008.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Downtown Lincoln Association

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, September 19, 2008 AND FRIDAY, September 26, 2008:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, October 6, 2008, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting proposed amendments to the Lincoln Center Redevelopment Plan for the "Lincoln Flats/Bank of the West Redevelopment Project". The Project Area, located between 13th and 14th Streets and "O" and "P" Streets, includes Lots 10 and 11 of Block 39, Original Plat, and Lot 6 and Outlot A of the University Square Addition, and adjacent right-of-way to the center lines of North 13th Street and "O" Street. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.

Joan Ross
City Clerk